

GRAFTON MEMORIAL MUNICIPAL CENTER 30 PROVIDENCE ROAD GRAFTON, MASSACHUSETTS 01519 (508) 839-5335 ext 1120 • FAX (508) 839-4602

www.grafton-ma.gov planningdept@grafton-ma.gov

# RECEIVED October 5, 2020

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

	Applica	tion No
Planning Board Grafton, MA	DATE:	SEPTEMBER 29, 2020
APPLICANT & PROPERTY OWNER INFORMATION		
NAME STEVEN VENINCASA	(1) (1)	PHONE (508) 366-2394
ADDRESS P.O. BOX 1205, WESTBORAY	SH. W	IA 61581
NAME OF PROPERTY OWNER (if different from Applicant)		
Deed recorded in the Worcester District Registry of Deeds Book	3726	2 Page 367
CONTACT INFORMATION		
NAME STEVEN VENINCASA		PHONE (508) 366-7394
ADDRESS P.O. BOX 1205, WESTGOROUGH,	MA	0158 (
PROJECT LOCATION:		
STREET AND NUMBER 88 ADAMS ROP	1D	
ZONING DISTRICT R40 ASSESSOR'S MAP _	32	LOT #(S) <b> </b>
PROJECT/PLAN INFORMATION:		
PLAN TITLE		PLAN DATED: SEPTEMBER 2, 707.
PREPARED BY (Engineer) JAMES TETREAUCT, PE OF	THOMPS	ON-LISTON ASSOCIATES, INC.
ADDRESS 51 MAINST P.O. BOX 570, BOYLSTON, M	A 01505	5 PHONE (508) 869-6151
Said plan has has not evolved from a preliminary plan su	bmitted to	the Board on (date) 2/12/2016
and approved (with modifications) disapproved on (d This plan has has not evolved from a Special Permit #	ate) P	anted on (date) APRIL (1) 2017
and recorded in Worcester District Registry of Deeds - Book 596	44	Page 18
The undersigned, being the applicant as defined under Chapter 41,	Section 81	-L, for approval of a proposed subdivision
shown on the above referenced plan being land bounded as follows	<b>;</b> :	
hereby submits said plan as a <b>DEFINITIVE</b> plan in accordance with Board and makes application to the Board for approval of said plan	h the Rules . The und	s and Regulations of the Grafton Planning ersigned's title to said land is
derived from GRANT OF TITLE FROM CASA BUILT		
by deed dated 8/30/2005 and recorded in the Worcester Di		
		Title No; and said land is free of
encumbrances except for the following:		
The undersigned hereby applies for the approval of said <b>DEFINITI</b> hereby agrees to abide by the Board's Rules and Regulations.	VE plan b	y the Board, and in furtherance thereof
Applicant's Signature <u>Herry</u>		Date: 9/20/20
Property Owner's Signature (if not Applicant)	m	Date: 9/28/30  Date: 9/28/30



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# APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN AREA WITHIN A SUBDIVISION

NAI	ME OF APPLICANT: STEVEN VENINCASA
NAI	ME OF SUBDIVISION: THE RIDINGS
LO	CATION OF SUBDIVISION: 88 ADAMS ROAD
ASS	SESSOR'S MAP 32 LOT 10
Α.	Total area of original tract shown in this subdivision equals 69.77 ACRES
	(1) Area in lots – Nos. 1, 2, 3, etc., equals
	(2) Area in street ROW's – A, B, C, etc., equals 4. 25 ACRES
	(3) Area reserved for parks, bikeways, etc., equals 42.75 Acaes
В.	Total area of subdivision (should equal Alabove)
	(1) Street A equals (LIBBETLANE) 110,4445.F. OR 2.53547C.
	(2) Street B equals (EMPIRE CIRCLE) 49,0115, FOR 1.1251 AC.
	(3) Street C equals (LIBERTY CIRCLE) 25,5415, F. OR 0,5864AC.
C. '	Total area of street ROW's (should equal A2 above)
<b>D.</b> .	All area not included in A1 or A 2
	Sewer Easements equal
	Drainage Easements equal
	Utility Easements equal
	Other (specify) DREN SAKE PARCES C.D.ESF 33.20 AC, 8.83 AC, 0.47AC, 0.26AC
	Total (should equal A3) 42.75 ACRES

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PLANNING DEPARTMENT

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#### APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

#### LAND SURVEYOR'S CERTIFICATE

DATE: September 29, 2020

NAME OF APPLICANT: Steven Venincasa

NAME OF SUBDIVISION: The Ridings
LOCATION OF SUBDIVISION: 88 Adams Road
ASSESSOR'S: MAP: 32, LOT 10

To the Planning Board of the Town of Grafton: In preparing the plan entitled:

The Ridings, Flexible Plan Definitive Subdivision in Grafton, MA

I hereby state that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my sources of information about the location of boundaries shown on said plan were one or more of the following:

- Deed from Casa Builders and Developers Corp. to Steven Venincasa Dated: August 30, 2005 and recorded in the Worcester Registry in Book 3726, Page 367
- 2. Other plans, as follows: Plan Book/Plan 203/82, 299/15, 373/49, 385/39, 499/15, 555/105, 596/10, 620/56, 620/57, 686/89, 937/7
- 3. Oral Information furnished by: None
- 4. Actual measurement on the ground from a starting point established by: Thompson-Liston Associates, Inc.

5. Other sources: Various Deeds

Signed: Market Carmonau
Thompson-Liston Associates, Inc.

51 Main Street

Boylston, Mass. 01505



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# APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN ENGINEER'S CERTIFICATE

DATE: SEPTEMBER 29,2000
NAME OF APPLICANT: STEVEN VENINCESA
NAME OF SUBDIVISION: THE RIDIUGS
LOCATION OF SUBDIVISION: 88 ADAMS ROAD
ASSESSOR'S MAP(S) SOT(S) LOT(S)
To the Planning Board of the Town of Grafton:
In preparing the plan entitled HERIONES, FLEXIBLE PLAN DEFINITION SUBDIVISION OF GRAFIES, M. I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:
6. Deed from CASA BUILDERS & DEVELOPERS to STEVEN VENINCASA
dated $8/30/2005$ and recorded in the Work $8/30/2005$ Registry in
Book <u>37767</u> page <u>367</u> .
7. Other plans, as follows: Right Book/Right 203/82, 799/15, 373/49, 385/39, 499/15, 555/105, 596/10, 620/56, 620/59, 686/89, 937/7
8. Oral information furnished by: NO ONE
9. Actual measurement on the ground from a starting point established by: THOMPSU-USTON  ASSOCIATES, INC.
10. Other sources: VARIOUS DEEDS
(Seal of Engineer)  Signed  Registered Professional Engineer  Address:  THOMPSON - LISTON ASSOCIATES IN C.  51 Main St. P.O. Box 570  Boy Ston MA 01505



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### APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN VERIFICATION OF PROPOSED STREET NAMES

This is to be submitted by the applicant to the Planning Board at the time of submission of a Definitive Subdivision Plan. The applicant must secure the Police Chief's comments prior to submittal.

DATE:
NAME OF APPLICANT!
NAME OF SUBDIVISION: KIDALES
OCATION OF SUBDIVISION: 88 ADAMS ROAD
ASSESSOR'S MAP 37 LOT 10
The following is a complete list of all proposed street record to the district of the district
The following is a complete list of all proposed street names located within the boundaries of said subdivision LIBBEY LAUE
The state of the s
EMPRE CIRCLE
LIBURTY CIRCLE
Seila 9/28/20
Applicant's Signature Date
he above listing of proposed street name(s) for the above-named subdivision:
are acceptable as submitted
•
are not acceptable as submitted
omments
ONN M
Kief forman Ucyperff 9/28/20
Police Chief's Signature Date



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### PROJECT INFORMATION SUMMARY (PIS)

### **INSTRUCTION SHEET**

DATE: SEPTEMBER 29, 2020
NAME OF APPLICANT: STEVEN VENINCASA
NAME OF PROJECT: THE RIDINGS
This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please fill out this form as accurately as possible. Answers to these questions will be considered as part of the application for approval of a subdivision and may be subject to further verification and public review.
Please submit any additional information to document how any known impacts, whatever the magnitude, will be dealt within the design process. This additional information will help in the review of the PIS, and will reduce time delays by addressing potential impacts early on in the process.
The Planning Board will, in its review of the application, determine what elements of the ENVIRONMENTAL IMPACT STATEMENT must be included in the application for approval of the definitive plan for a proposed subdivision.
Please complete only those parts applicable to the type of project proposed. Parts I, II, III, IV, VIII must be filled out by all applicants. Additional PIS information is required based on the type of project submitted. Please indicate the project type(s) below and note the additional sections that must be filled out to complete your application.
RESIDENTIAL Part V: Residential Permits
BUSINESS Part VI: Business Permits
INDUSTRIAL Part VI: Business Permits, Part VII: Industrial Permits

### PART I - GENERAL INFORMATION

Name of	Project: HE RIDIVES	*
Name an	d Address of <b>Owner</b> :	Name and Address of Consultant/Engineer:
STI (Name)	EVEN VENINCASA	JAMES TETREAUT, PET
(Street)	Box 1205	(Name) THOMPSON-LISTON ASSOCIATES, INC. 51 MAINST, P.O. Box 570 (Street)
Wes (City, Stat	TBOROUGH, MA 01581 te, Zip)	BOYLSTON MA 01505 (City, State, Zip)
Business 1	Phone # (508) 366 - 2394	Business Phone # (508) 869-615)
Contact P	Person: STEVEN VENING	Phone: (508) 560 - 9440
		TE 61:28% OF THE SITE AS OPEN SPACE
A. <u>PRO</u> J	ECT INFORMATION	
1.		pecify:
		To:
		Units:
	Business Development - Type: Industrial Development - Type	
	Flexible Development/PUD/C	
2.	Location of Project:	
	a. Address: 88 Apam	5 KOAD
	b. Distance and direction from neares	t intersection(s): 1970' SOUTH TO ADAMS ROAD
	AND HIGH FOINT DRIVE, 2700	NORTH TO ADAMS ROAD AND ROBIN DENS
-		, Lot(s)#
3.	Present ZoningR40	
4.		R40
5.	Present land use: UNDEV	ELOPED
6.	Dominant land use within 1/4 mile of sit	e: SINGLE FAMILY HOMES

PART I - GENERAL INFORMATION - continued Project Extent a. Total number of acres in parcel: \_\_\_\_\_ b. Number of acres already developed: acres c. Number of acres to be developed under this application: \_ acres Nov. 2020 to Nov. 2025 d. Anticipated construction dates - from e. Anticipated capital expenditure: \$ \_\_\_\_ APPROX 2.2 million If expansion of existing project: \_\_N/A % expansion (total) B. NATURAL FEATURES OF SITE 1. Approximate acreage of site by use (NOTE: Land should not be classified in more than one category. Total current acreage = total after completion): After Completion Current 20.8 acres (LAWW Meadow or Brushland 0 acres 3.6 acres 36.6 acres Forested Active Agriculture acres \_\_ acres Idle Agriculture acres acres Chapter 131 Classified Wetland acres acres O. I\_acres Water Surface Area (ponds, lakes, streams) acres Unvegetated (rock, gravel) acres acres Roads, Buildings, Pavement 6.Z acres acres Active Recreation Facility acres acres Other (specify): DESIGNATED OPENSATE acres (42:75Ac) acres Total: 698 acres acres 2. Will disturbed area be in or within 100' of any of the following? (If yes, please specify): Stream \_\_ Classification\_INTERMITTENT Waterbody \_\_\_\_ Chap. 131 Classified Wetland (#) Woodlands \_\_\_\_\_ Steep Slopes \_ Agricultural Land Unique Ecological Feature Unique Geological Feature \_\_\_\_ Designated Open Space \_\_\_\_\_ Designated Sensitive Environmental Area\_\_\_\_\_ Parkland Recreational Facilities \_\_\_\_\_ Historic Site Known Archeological Site\_\_\_\_\_ Unique Archaeological Site\_\_\_\_ Plant or animal species identified as threatened or endangered:

### PART I - GENERAL INFORMATION - continued

	3.	Are there any known drainage ways, drainage ditches or seasonal flows of water on or through the site? NO YES (specify on separate sheet)
C.	PLAN	INING CONSIDERATIONS
		Is the site served by:  a. Sanitary sewer Septic Systems Other  b. Drainage Wells Other  c. Public water Wells Other  d. Natural Gas  e. Other utilities (specify)
	2.	Is the site contiguous to any of the following?  State Road Massachusetts Turnere  County Road  Town Street (Accepted)  Private Road or Drive (Specify)
	3.	Is there a property line boundary within 100' of the proposed disturbed area? YES
	4.	Are any of the following within 1000' of the site?  NO School NO Library NO Government or other Public Bldg. NO Firehouse NO Utility Facility NO Church NO High Voltage Electrical Transmission Line NO Wireless Communications Facility
	5.	Will the action result in the preservation of any open space? NO YES Is the site presently used by the community as open space or recreation area? NO YES
	6.	Will the project result in any major visual impacts? NO YES
	7.	Will the project affect any important views or vistas? NO YES
	8.	Special Planning considerations: Is any portion of the site within any of the following?  Historic District  500 feet of a state/county road, parkland, or municipal boundary  100 year floodplain as defined by FEMA Flood Ins. Maps
	10.	Has any provision been made for solar or other alternative sources of energy for this project?  NO YES If YES, specifiy
	11.	Has provision been made for siting the project to make use of natural solar heating or shading? NO YES
	12.	Will this project require the relocation of any other project or facility?NO YES

### PART II - GEOLOGY & HYDROLOGY

A.	What is the predominant soil type(s) on the project site? Paxton Series Soic
В.	What is the depth to bedrock? VARIES feet ENCOUNTERED. BEHIND ADAMS ROAD (Information Source: OFFICIAL SOIL TESTING IT WAS SPORADIOALDY SHALLOW)
C.	Are there any bedrock outcroppings on the site? NO YES
D.	What is the general slope of the land?  0-10% 10-15% 15% or greater
E.	What is the depth to the water table? 3-4 Feet  (Information Source: DEPTH VARIES 3UT 3-4 TO SOIL MOTTUKE IN MCST FIREM S)
F.	Will surface area of any existing lakes, ponds, streams, or other surface water areas be increased or decreased by the project? NO YES (Specify on separate sheet)
G.	Will any stream channels be modified? NO YES
Н.	What additional percentage of the site will be covered by impervious materials as a result of this project? % more than existing.
[.	Are any mitigation measures being designed into the project to minimize the effects of impervious surfaces on drainage and runoff? NO YES _V
Γ.	Are there any existing drainage problems on the site, upstream, or downstream?  NO YES (If YES, please attach a narrative explanation on a separate sheet.)
K.	How much on-site storage of runoff will be provided? $2.7$ acre-feet
L.	Are Sedimentation ponds to be provided? NO YES
M.	Are retention ponds to be provided? NO YES / Temporary Permanent /

PART III - GRADING AND SITE DEVELOPMENT

### PART IV - PERMITS AND/OR APPROVALS REQUIRED

A.	Does the project involve any State or Federal funding or financing? NO	YES
	If YES, specify:	
В.	Status of Permits and/or Approvals:	

AGENCY	APPROVAL/S REQUIRED (TYPE)	DATE SUBMITTED	DATE APPROVED
Board of Selectmen	NO		
Planning Board	SCENIC ROAD BERNIT	9-29-20	
Board of Appeals	NO		
Regional Agency	N		
Board of Health	INDIVIDUAL SEPTIC SYSTEM APPROVALS	NONE YET	
Highway Department	NO		
Mass. Dept. of Public Health	NO		
Mass. D.E.P. Sewer Ext.	N6		
MEPA	NO		
Other			
Mass. Highway	NO		
Other State Agency	NO		
US Army Corps. Engineers	NO		
US Environmental Protection Agency	NO		
Other Federal Agency	NO		
Other State Agency	NO		
Other Municipal Agency	NO		
Regional Agency	NO		

### PART V - PERMITS: RESIDENTIAL

A.	Is j	project to be single phased or multi-phased ?
B. If multi-phased project:		
	a.	total number of phases anticipated:
		anticipated date of Phase 1 commencement (including any necessary demolition):  November 2020
	c.	approximate date of completion of final phase:  November 2075
	d.	Is phase #1 financially dependent upon subsequent phases? NO YES
C.	Νυ	umber and type of housing units to be constructed:
		One Family Two Family Multi-Family Condo or Co-op
		tial timate
D.		Type of on-site sewerage system(s) to be installed:  standard leach field(s) SOME OF GOTH TYPES  raised fill systems  package plant other (specify:)
	2.	If any surface outflow, name of stream into which effluent will be discharging:  UNNAMED INTERMITTENT STREAM FROM IN UNDER 1-90
E.	If r	project involves drainage / stormwater management facilities:
		Where do storm sewers discharge? JUST ABOVE THE EXISTING WETLAND
	2.	What volume of storm water runoff is planned for? 290 cfs at point of discharge whose streets are sin A 100 YEST
F.	1.	If water supply is from existing wells, indicate pumping capacity of existing well gal./min.
	2.	If water supply is from new wells, what impact can be expected on the local water table?
G.	To	tal anticipated water usage per day:18,900 gallons per day
Н.	Nu	umber of off-street parking spaces: existing, proposed

### PART VI - PERMITS: BUSINESS

A.	Orientation of development: Neighborhood City/Town Regional								
В.	Estimated employment generated: during construction:								
C.	Total gross floor area proposed: sq. ft.								
D.	Number of off-street parking spaces: existing proposed								
E.	Is surface or subsurface liquid waste disposal involved? NO YES  If YES to #1, type of waste:  If surface outflow, name of stream into which the effluent will be discharged:								
F.	If not on public sanitary sewers, how will liquid wastes be treated?								
G.	a. Where do storm they discharge?  b. What volume of storm water runoff is planned for? cfs at point of discharge.								
H.	Maximum vehicular trips generated per hour upon completion of project:								
I.									
J.	Solid Wastes:  a. Where will solid wastes be disposed of?								
	Name of facility Location								
	b. Will any wastes not go to a sanitary landfill? NO YES								
	c. Will compactors be utilized for on-site wastes? NO YES								
	d. Have provisions been made for on-site storage? NO YES								
	e. If project involves a take-out food facility, have any provisions been made to restrict carryout trash? NO YES								

	PART VI - PERMITS: BUSINESS - continued
K.	Will project routinely produce odors (more than 1 hr./day)? NO YES
N.	Will project produce noise exceeding the existing local ambient noise levels:
	during construction? NO YES
	after construction? NO YES
O.	Will dust control techniques be employed during or after construction of this project:  NOYES (If YES, specify on separate sheet how, what, when)
N.	Will the project result in any potential contraventions of any State or Federal air quality standards?  NOYES(specify:)
O.	Will the project use herbicides? NO YES specify:
P.	Will the project use pesticides? NO YES specify:
Q.	Will the project be landscaped to provide visual and sound screening? NO YES
R.	Has the project been designed for energy efficiency? NO YES If YES, please specify:
	PART VII ~ INDUSTRIAL
Ple	ase complete Part VI – Permits: Business, and continue below:
A.	Are any liquid (or solid) substances produced as wastes that cannot be adequately treated (or safely disposed of ) at a standard municipal sewage treatment plant (or sanitary landfill)?
	NO YES
	If YES, please specify
В.	Are any hazardous toxic materials produced? NO YES or utilized? NO YES
C.	Have any provisions been made to utilize any waste heat produced for productive purposes?  NO YES
	If YES, please specify

### PART VIII - ADDITIONAL SUBMISSION MATERIALS

Attach any additional information as may be required to clarify your project. If there are/may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

I hereby certify that the information given above is true and accurate to the best of my ability to provide such information.

Date: SEPTEMBER 29, 2020
Preparer's Name (Please print) JAMES TETREAUT, PE
Preparer's Signature mod Common and Common a
Title: CIVIC ENGINEER
Company (if applicable): THOMPSON - LISTON ASSOCIATIONS, LVC.
Representing: STEVEN VENINCASA



GRAFTON MEMORIAL MUNICIPAL CENTER 30 PROVIDENCE ROAD GRAFTON, MASSACHUSETTS 01519

Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602 www.grafton-ma.gov

#### TREASURER / COLLECTOR

### Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

□Building – Inspection(s) □Building – Electric	Permit Issued? Yes No	□Septic System  「Conservation	Permit Issued? Yes No				
☐Building - Plumbing		@Planning					
□Board of Health		□Other					
Other Permit:							
STEVEN VE	NINCASA						
Petitioner Name		Property Owner / C	Account of				
20. Box 1205			IMS ROAD				
Petitioner Address		Property Address					
NESTEROUS #1, MF	101581	Grafton, MA City, State, Zip					
(508) 560 9	440						
Date:	Cur	rent Delinqu	ent N/A				
Real Estate	V						
Personal Property							
Motor Vehicle Excise			<b>√</b>				
Disposal							
General Billing			V				

Treasurer / Collector Name (please print)

9/22/2020 300 FEET

88 ADAMS ROAD MAP 32, LOT 10



PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	вк	PG
024.0-0000-0013.0	116 ADAMS ROAD	LAFLAMME KATHLYN TRUSTEE	KATHLYN LAFLAMME REVOCABLE TRUST	112 ADAMS ROAD	N GRAFTON	I MA	01536	58895	282
032.0-0000-0001.0	83 ADAMS ROAD	CHARLES MONIQUE		37 CHESTNUT STREET	MILFORD	MA	01757	57540	268
032.0-0000-0002.0	85 ADAMS ROAD	SNEADE DAWN	SNEADE RICHARD	85 ADAMS ROAD	N GRAFTON	I MA	01536	36205	202
032.0-0000-0004.0	97 ADAMS ROAD	EDGREN KIMBERELY	FORTIN KAREN	97 ADAMS RD	N GRAFTON	I MA	01536	27598	219
032.0-0000-0005.B	107 ADAMS ROAD	VARNEY GAIL		107 ADAMS ROAD	N GRAFTON	MA	01536	37608	337
032.0-0000-0006.0	98 ADAMS ROAD	MAJEWSKA ANIA E	JAROWICKI KRZYSZTOF	98 ADAMS ROAD	N GRAFTON	I MA	01536	50156	362
032.0-0000-0007.0	96 ADAMS ROAD	DISTEFANO JOSEPH A	DISTEFANO AMY ELIZABETH	96 ADAMS ROAD	N GRAFTON	MA	01536	51990	43
032.0-0000-0008.0	94 ADAMS ROAD	TURCOT SERGE		94 ADAMS ROAD	N GRAFTON	MA	01536	58530	31
032.0-0000-0009.0	92 ADAMS ROAD	ANDERSON BRUCE E	ANDERSON LINDA	92 ADAMS ROAD	N GRAFTON	I MA	01536	54145	96
032.0-0000-0010.0	88 ADAMS ROAD	VENINCASA STEVEN		P.O. BOX 1205	WESTBORO	MA	01581	37262	367
032.0-0000-0010.A	90 ADAMS ROAD	HOGGE RONALD E		90 ADAMS ROAD	N GRAFTON	I MA	01536	45503	77
032.0-0000-0010.B	82 ADAMS ROAD	SMITH JASON	SMITH BEATA	82 ADAMS ROAD	N GRAFTON	I MA	01536	41496	63
032.0-0000-0011.0	84 ADAMS ROAD	REINHARDT JAMES R	REINHARDT DONNA M	84 ADAMS ROAD	N GRAFTON	MA	01536	45051	98
032.0-0000-0012.0	86 ADAMS ROAD	UNDERWOOD GEOFFREY C	UNDERWOOD LINDA M	86 ADAMS ROAD	N GRAFTON	MA	01536	12743	93
032.0-0000-0013.A	106 ADAMS ROAD	LUKAS KARYN A	O'CONNOR DAVID B	106 ADAMS ROAD	N GRAFTON	MA	01513	11213	299
032.0-0000-0013.C	112 ADAMS ROAD	LAFLAMME KATHLYN TRUSTEE	KATHLYN LAFLAMME REVOCABLE TRUST	112 ADAMS ROAD	N GRAFTON	IMA	01536	58895	278
032.0-0000-0013.E	102 ADAMS ROAD	HERNANDEZ JAVIER	HERNANDEZ LINDSAY A HARVEY	102 ADAMS ROAD	N GRAFTON	MA	01536	58525	356
032.0-0000-0013.F	100 ADAMS ROAD	ADAMS EMANUELA G	ADAMS RICHARD J	100 ADAMS RD	N GRAFTON	MA	01536	13307	286
032.0-0000-0014.0	93 ADAMS ROAD	FARLEY KEVIN F	FARLEY CAROL A	93 ADAMS ROAD	N GRAFTON	I MA	01536	7243	97
032.0-0000-0015.0	89 ADAMS ROAD	MEDINA JEFFREY	MEDINA ADRIENNE MARIE	89 ADAMS ROAD	N GRAFTON	MA	01536	63081	250
032.0-0000-0016.0	95 ADAMS ROAD	LANGAS BETSY T & JOHN B LIFE ESTATE	PEEPAS KATHERINE T TRUSTEE	BETSY T LANGAS & JOHN B LANGAS 2014	N GRAFTON	MA	01536	52907	65
VARIOUS	VARIOUS	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	21069	0	0





Professional Engineers Professional Land Surveyors Erosion Control Specialists

51 Main Street, Post Office Box 570 Boy Iston, Massachusetts 01505-0570 Telephone 508-869-6151 FAX 508-869-6842 www.thompsonliston.com

September 29, 2020

Robert Hassinger, Chairman Grafton Planning Board 30 Providence Road Grafton, Massachusetts 01519

Re: Definitive Subdivision filing for

Land at 88 Adams Road, Grafton, Massachusetts

Assessor's map 32 parcel 10

Dear Mr. Hassinger:

Enclosed are four copies of Definitive Subdivision plans and two reduced size copies of the plans as well as two copies of supporting documents for a definitive subdivision filing pursuant to the requirements of section 3 of the Town of Grafton, Massachusetts Subdivision Rules and Regulations.

We previously filed an application for Definitive Subdivision Approval of this development but as the review process was dragging out, agreed with the Board that we would withdraw and re-file.

The subject land is a 69.77 acre parcel located on the easterly side of Adams Road with frontage at number 88. The site is bounded by lands of Smith, Reinhardt, Underwood, Adams Road, Hogge, Hardiman and Niles, Contois and Goodspeed, Distefano, Majewska and Jarowicki, Adams, Hernandez and Lukas and O'Connor to the west, by land of LaFlamme to the north, by lands in the Town of Westborough also owned by Steven Venincasa, to the east and by the Massachusetts Turnpike to the south.

The site is undeveloped with wood cover. The land slopes to a wetland located on the western side of the site through which runoff flows to the Massachusetts Turnpike Authority land bordering this site to the south. The boundaries of wetland resource areas shown on the plans are those agreed to by the project's wetlands scientist and the Conservation Commission's peer reviewer, EcoTec, Inc.

We propose a 39 lot development of the land. That is the number of lots shown on Flexible Plans reviewed by the Board and given conditional approval on April 11, 2017 and which has been recorded at the Worcester District Registry of Deeds at book 59644 page 18.

We propose to create four open space parcels having a total area of 42.75 acres or 61.27% of the site.

The project will also connect through the applicant's adjacent land in Westborough and eventually to the end of Harvest Way. This will give two points of egress for the project, to Adams Road in Grafton and Harvest Way in Westborough.

Robert Hassinger, Chairman 88 Adams Road Definitive Subdivision Filing September 29, 2020 Page 2

The development will be served by individual septic systems and water service from the Grafton Water District. We have already conducted officially observed soil tests sufficient for design of septic systems on nearly all 39 lots shown on the Plans.

Included in this filing are the following documents:

- 2 copies of the signed Definitive Plan Approval application
- · 2 copies of the Certificate of Good Standing
- 2 copies of a project description
- 2 copies of a certified abutters list dated XX September 2020
- 2 sets of stamped envelopes for each of those abutters
- 2 copies of a waiver request list
- A check in the amount of \$168 for the legal advertising fee
- Four full sized, 24"x36" copies of the Definitive Subdivision Plans dated 2 September 2020
- Two 11"x17" copies of the Definitive Subdivision Plans dated 2 September 2020

Please note that the applicant is requesting that the Board waive the Application fee and Peer Review fees in light of the previous submittal of these Plans.

On behalf of the applicant, I ask that the Board please schedule a hearing to discuss this matter and thank you, in advance, for your time and consideration.

Sincerely,

Thompson-Liston Associates, Inc..

James Tetreault, PE

**Enclosures** 

Cc: Steven Venincasa

# Project Description for The Ridings

Proposed flexible plan development of 39 lots at 88 Adams Road, Grafton, Massachusetts

**September 29, 2020** 

#### **Project Description**

The project is the development of an 69.77 acre site in Grafton and also a similar size site in Westborough. There are 39 lots proposed in Grafton and another 19 in Westborough. Both developments will be "open space" subdivisions creating large open space parcels on their northerly sides which will be contiguous to existing protected land in Westborough.

The site is shown as parcel 10 on assessor's map 32 in Grafton and is bounded westerly by homes along Adams Road, northerly by land of LaFlamme, easterly by the Town Line and southerly by the Massachusetts Turnpike.

The applicant proposes to create Libbey Lane, named after a the family of long time land owners in this area, which will enter at the site's frontage on Adams Road in Grafton, between the homes of Underwood at #86 and Hoge at #90, then proceed easterly into Westborough and connect to an extension of Harvest Way in that Town. Two culs de sac, Liberty Circle and Empire Circle, will be created on the northerly side of Libbey Lane in Grafton.

Open Space Parcel C will be created on the north end of the site in Grafton. It will have an area of 33.20 acres. Open Space Parcel D will be created along the southerly border of the property. It will have an area of 8.83 acres. Open Space Parcel E will be created along the westerly boundary of the site. It will have an area of 0.47 acres. Open Space Parcel F will be created at the corner of Stidsen Road and Olive Circle. It will have an area of 0.26 acres. Together, these four open space parcels will comprise 61.28% of the project's area in Grafton.

Because these lots in Grafton are all to be served by septic systems, we have already had more than 80 deep observation holes officially observed by the Grafton Board of Health. With the exception of one or two lots on Empire Circle where the shortening of the road from the design shown on the Preliminary Plans moved the cul de sac circle, soil testing is complete on every lot.

Proposed roads will have a 24 foot wide traveled way and we will install sloped granite curbing at the sides of the traveled way in all locations. There will be a sidewalk on one side of all roads. Road grades will be quite moderate with a maximum 7% slope being proposed.

The Grafton side of the project will need fill to achieve proposed grades but the Westborough side of the project has a surplus of material and our calculations show a net balance in cuts and fills between the two sides of the project. There will not be excess material trucked onto Town roads or coming to the site over them.

We propose two phases for the construction of the project in Grafton. The first is the construction of Libbey Lane from its entrance off Adams Road easterly through the site and across the Town line into Westborough. The second phase of the project will be the construction of the Liberty Circle and Empire circle culs de sac.

The 39 lots will have an average area of 25,433 square feet and will be served by individual septic systems and water from the Grafton Water District. A pressure and flow test was conducted in Adams Road which confirmed adequate flow and pressure to serve the development.

The wetland boundaries shown on the Plans were the result of an Order of Resource Area Delineation previously issued by the Grafton Conservation Commission. We have filed a Notice of Intent with the Commission for the project including a proposed wetland alteration of 1,858 square feet for the construction of Libbey Lane and 507 square feet elsewhere. We propose a total wetland replication area of 4,732 square feet (a ratio of 2:1 to the alteration) as mitigation.





Professional Engineers Professional Land Surveyors Erosion Control Specialists

> 51 Main Street, Post Office Box 570 Boylston, Massachusetts 01505-0570 Telephone 508-869-6151 FAX 508-869-6842 www.thompsonliston.com

> > September 29, 2020

Robert Hassinger, Chairman Grafton Planning Board Grafton Memorial Municipal Center 30 Providence Road Grafton, Massachusetts 01519

Re: Definitive Subdivision filing for The Ridings

Land at 88 Adams Road, Grafton, Massachusetts

Dear Mr. Hassinger:

I want to identify the waivers that the Applicant will request for approval of the Flexible Subdivision Plans for this project. The waivers we will request from the Rules and Regulations Governing the Subdivision of Land in Grafton are as follows:

- 1) A waiver from section 4.1.2.1.b) which prohibits cuts or fills greater than 6 feet within a right of way to allow for cuts or fills greater than 6 feet on Libbey Lane.
- 2) A waiver from section 4.1.3.6 which calls for intersections to be at least 600 feet apart to allow for the construction of Liberty Circle in closer proximity to Adams Road and for the construction of Empire Circle less than that distance from the intersection of Harvest Way and Libbey Lane in Westborough.
- 3) A waiver from section 4.1.4.2.b) which calls for a 26 foot pavement width on a Minor Street B to allow for a 24 foot pavement width on Libbey Lane.
- 4) A waiver from section 4.1.6.3, which sets a maximum dead end street length of 500 feet to allow for Empire Circle to be constructed to a length of 750 feet.
- 5) A waiver from section 3.3.3.20, the requirement to show all existing trees with trunks over 12 inches diameter, measured 4 feet above ground, on the Tree Plan.
- 6) A waiver from section 4.2.1 and 4.2.2 the requirement for vertical granite curbing and cape cod bci berms in favor of sloped granite curbing in all locations.
- 7) A waiver from section 3.3.4.4, the requirement for test pits, borings or soundings at the centerline of each proposed street at intervals of at most 200 feet as extensive soil testing for septic systems was conducted on both sides of all 3 proposed roads.
- 8) A waiver from section 5.5, the requirement that sidewalks be constructed of concrete in favor of allowing paved asphalt sidewalks.
- 9) A waiver from section 4.8.1, the requirement that granite bounds be installed at all property line bends of the open space parcels in favor of the installation of iron rods at these points.

These waivers are also listed on the title sheet of the Definitive Subdivision Plans.

Sincerely,

Thompson-Liston Associates, Inc..

James Tetreault, PE

Cc: Steven Venincasa